

# BALTIMORE COUNTY OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

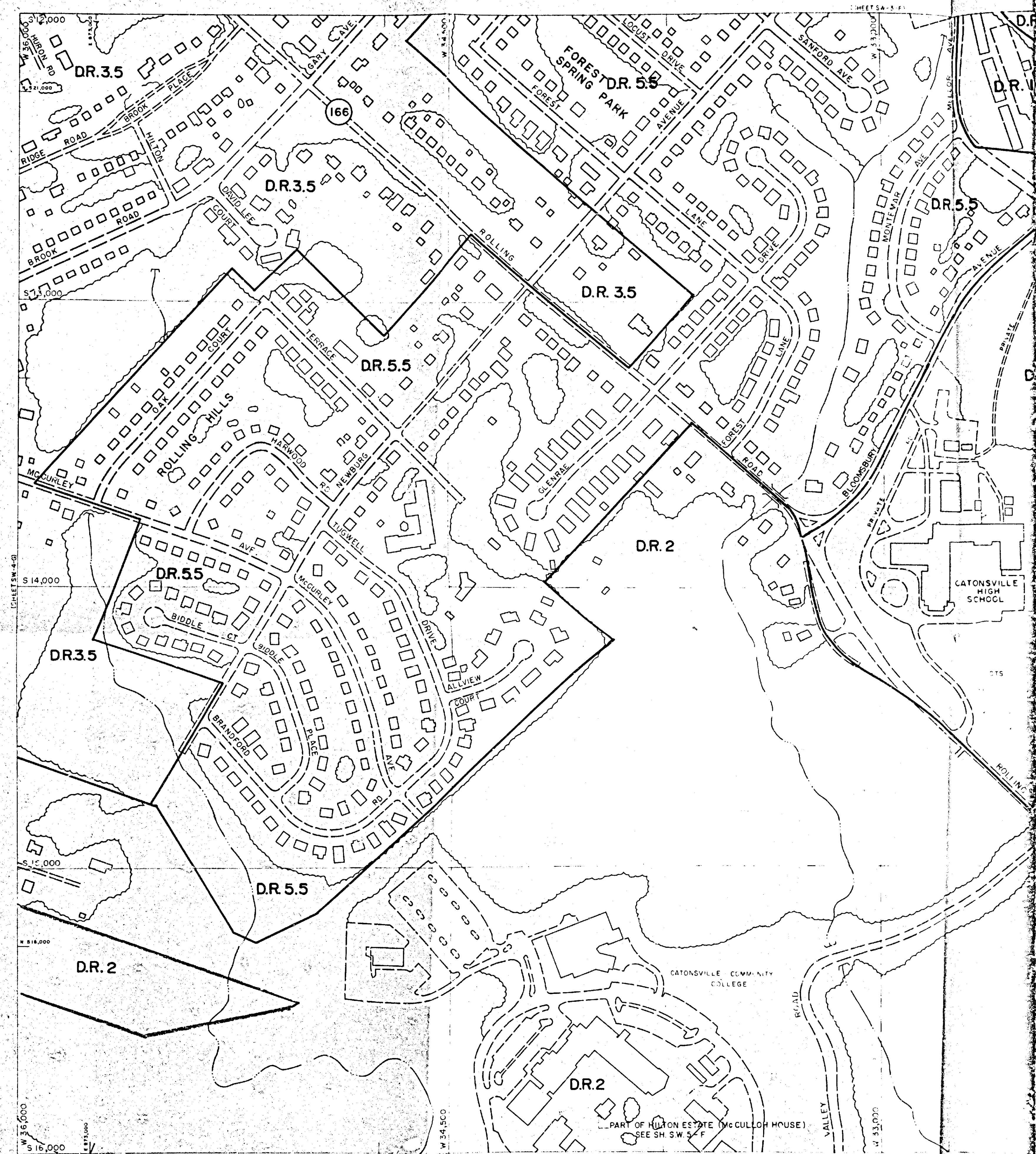
Map No. 102-00, 104-00, 106-00, 108-00, 110-00, 112-00, 114-00, 116-00, 118-00, 120-00, 122-00, 124-00, 126-00, 128-00, 130-00, 132-00, 134-00, 136-00, 138-00, 140-00, 142-00, 144-00, 146-00, 148-00, 150-00, 152-00, 154-00, 156-00, 158-00, 160-00, 162-00, 164-00, 166-00, 168-00, 170-00, 172-00, 174-00, 176-00, 178-00, 180-00, 182-00, 184-00, 186-00, 188-00, 190-00, 192-00, 194-00, 196-00, 198-00, 200-00

*William A. Howard IV*  
Baltimore County Council

SCALE  
1" = 200'  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
CATONSVILLE

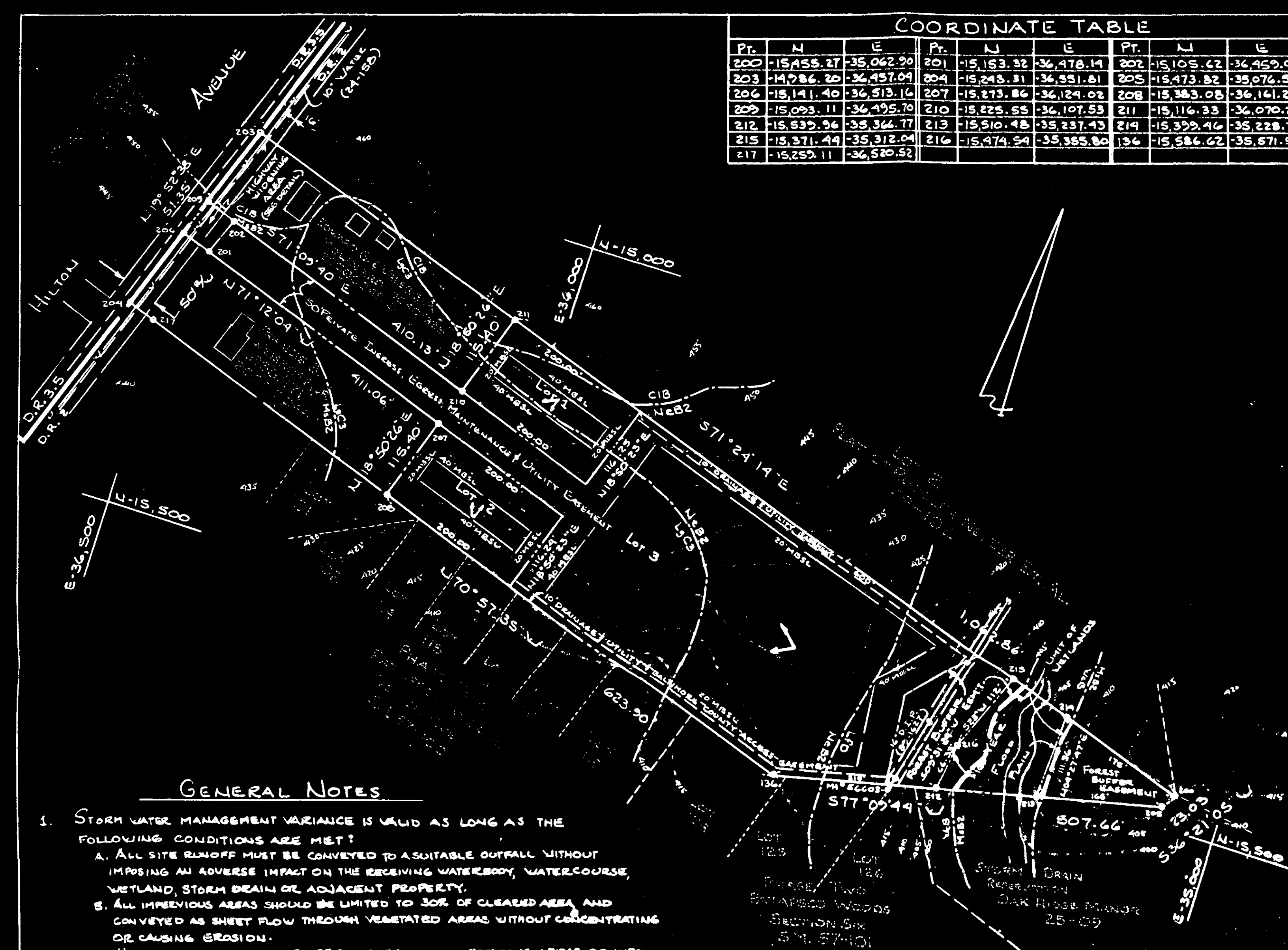
SHEET  
SW  
4-G



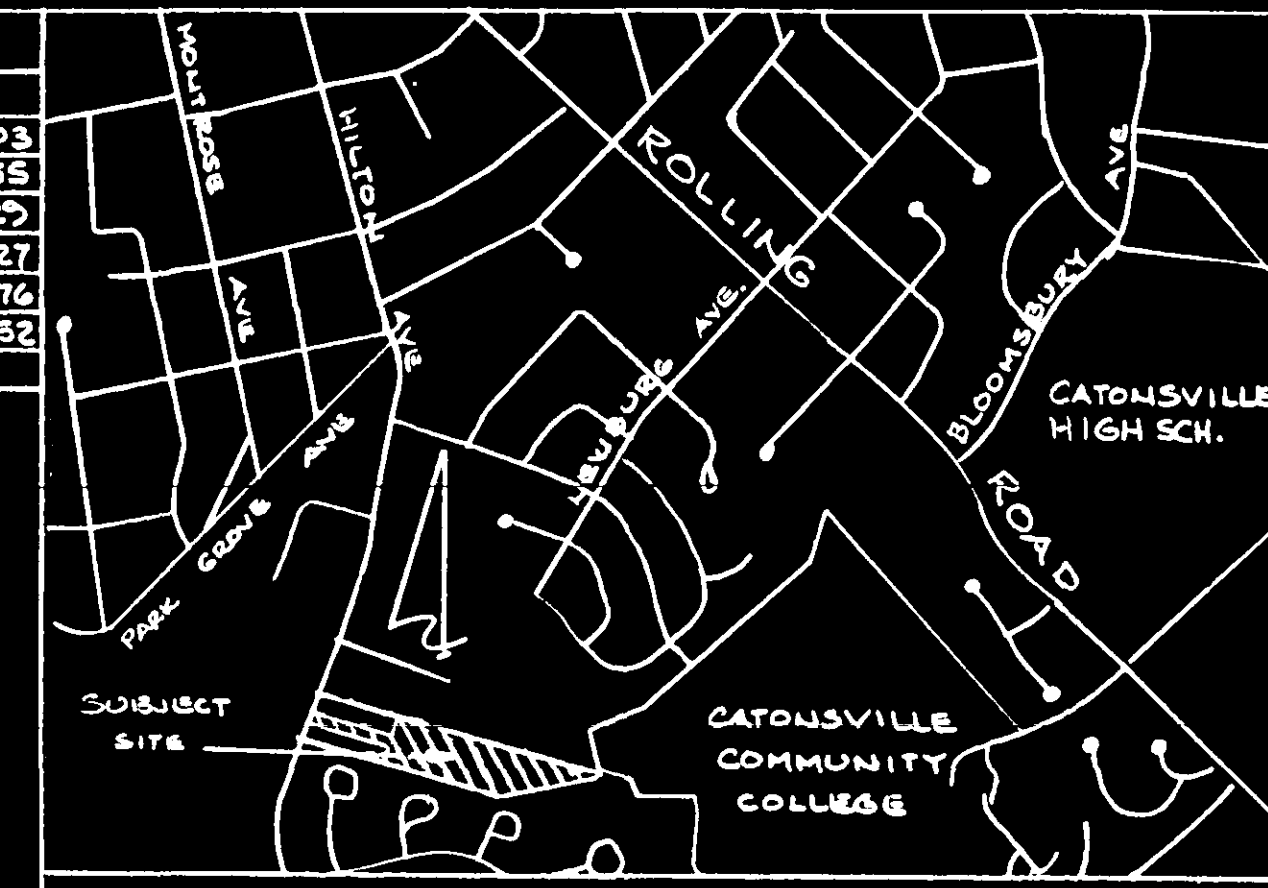
H-SE 6-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC., BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND OFFICIAL ZONING



COORDINATE TABLE					
PT.	N	E	PT.	N	E
200	15,455.27	35,042.90	201	15,153.32	36,478.14
203	14,286.30	36,457.04	204	15,243.31	36,551.81
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209	15,093.11	36,495.70	210	15,225.55	36,107.53
212	15,535.56	35,344.77	213	15,510.48	35,237.43
215	15,371.44	35,312.04	216	15,474.54	35,355.30
217	15,252.11	36,520.52	218	15,586.02	35,571.52



VICINITY SKETCH  
SCALE: 1" = 1000'

SITE INFORMATION

1. AREA OF TRACT: GROSS - 6.0634 AC. HIGHWAY WIDENING AREA - 0.0446 NET - 6.0188 AC.
2. ZONING: D.R. 2
3. DENSITY CALCULATION:  
A. LOTS ALLOWED: 20 x 6.0188 = 120 LOTS  
B. LOTS PROPOSED: 3 LOTS
4. PROPERTY IS IN THE NAME OF: ILA G. QUINN  
10 PATTON AVENUE  
CATONSVILLE, MARYLAND 21228  
(410) 788-0438
5. TAX ACCOUNT # 2000000812
6. DEED REFERENCE: 9001/801
7. TAX MAP # 101, BLOCK # 19, PARCEL # 728
8. CENSUS TRACT: # 4004 01
9. REGIONAL PLANNING DISTRICT # 324 B
10. SCHOOL DISTRICT: CATONSVILLE - # 16
11. WATERSHED # 30
12. SUB-SEWERED # 76

GENERAL NOTES

1. STORM WATER MANAGEMENT VARIANCE IS VALID AS LONG AS THE FOLLOWING CONDITIONS ARE MET:  
A. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.  
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9. THERE ARE NO ZONE LINES ON THIS PROPERTY OR WITHIN 200 FEET OF TRACT BOUNDARY EXCEPT AS SHOWN HEREON.
10. THIS PROPERTY HAS NO ZONING HISTORY.
11. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE JULY 18, 1985.

PETITIONER'S  
EXHIBIT No. 1

94-456-SA



Plan Prepared By:  
J.S.T. ENGINEERING Co., Inc.  
3812 MARY AVENUE  
BALTIMORE, MD. 21206  
(410) 444-8018

BALTIMORE COUNTY MINOR SUBDIVISION Project No.	
DEVELOPMENT REGULATIONS <input type="checkbox"/> Exempt from Division 2 <input type="checkbox"/> Partially exempt from Sections 26-202 & 26-206	
ZADM CERTIFICATION <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	
By: _____	Date: _____
APPROVED DEED By: _____ Date: _____	

PLAT TO ACCOMPANY PETITION FOR SPECIAL  
VARIANCE FOR TRAFFIC MORATORIUM

FOR  
ILA G. QUINN PROPERTY  
1<sup>ST</sup> ELECTION DISTRICT

BALTIMORE CO., MARYLAND  
SCALE: 1" = 100' DATE: 5-12-94

#441

SEW:slb  
c: File  
JABLON.1/TXTHSBC

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 117 Date of Posting: 6/2/94  
Posted for: Ida G. Quinn  
Petitioner: Ida G. Quinn  
Location of property: Lot 3 Hilton Ave. Catonsville, Md.  
Location of Sign: Along Hilton Ave. property being zoned  
Remarks:  
Posted by: Arnold Jablon Date of return: 6/14/94  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., May 27, 1994  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 26, 1994.

THE JEFFERSONIAN,

A. Henrichsen  
LEGAL AD. - TOWSON

**NOTICE OF HEARING**  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on June 22, 1994 at 2:00 p.m. at the Courtroom.  
Case No. 94-456-SA (Item 441)  
Lot 3, Hilton Avenue, 241' SW of c/l Valley View Avenue  
E/S Hilton Avenue, 241' SW of c/l Valley View Avenue  
1st Election District - 1st Councilmanic  
Legal Owner(s): Ida G. Quinn  
HEARING: WEDNESDAY, JUNE 22, 1994 at 2:00 p.m. Rm. 118 Old Courthouse  
Special Variance to permit three building lots in a school moratorium area.  
NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353.  
(2) For information concerning the file and/or hearing, please call 887-3391.  
5/21/94

Baltimore County Government  
Office of Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date: 5/13/94 Account: R-001-6150  
Number: 441  
Taken by: Ida G. Quinn  
Item Number: 441  
Ida G. Quinn - Lot 3 Hilton Ave.  
C/O - 241' SW of c/l Valley View Ave - 241' SW of c/l Valley View Ave  
C/O - 241' SW of c/l Valley View Ave - 241' SW of c/l Valley View Ave  
Total: 31,185.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 441

Petitioner: Ida G. Quinn

Location: Lot 3 Hilton Ave. (241' SW of c/l Valley View Ave)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ida G. Quinn

ADDRESS: 10 Payson Avenue

Catonsville, MD 21228

\* PHONE NUMBER: (410) 788-0438

MUST BE SUPPLIED

TO: PUTNEY PUBLISHING COMPANY  
May 26, 1994 Issue - Jeffersonian

Please forward billing to:

Ida G. Quinn  
10 Payson Avenue  
Catonsville, Maryland 21228  
788-0438

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Special Variance to permit three building lots in a school moratorium area.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

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Arnold Jablon  
Director

cc: Ida G. Quinn

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
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Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 13, 1994

Ms. Ida G. Quinn  
10 Payson Avenue  
Catonsville, Maryland 21228

RE: Case No. 94-456-A, Item No. 441  
Petitioner: Ida G. Quinn  
Petition for Variance

Dear Ms. Quinn:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 13, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration & Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: June 2, 1994

SUBJECT: Lot 3 Hilton Avenue

INFORMATION:

Item Number: 441

Petitioner: Ida G. Quinn

Property Size:

Zoning: D.R. 2

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

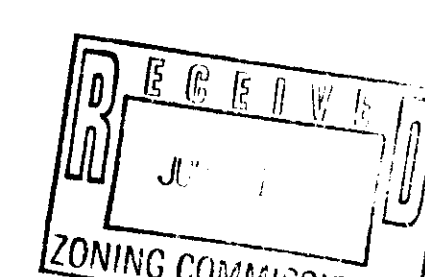
As stated in an inter-office memorandum dated March 1, 1994, it remains the position of this office that the development review process is the most appropriate means to analyze the subject request (see attached).

Prepared by: Pat Keller

Division Chief: Pat Keller

PK/JLW

Attachment



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

June 10, 1994

TO: Mr. Arnold Jablon, Director  
Zoning Administration & Development Management

FROM: J. Lawrence Pilson, Jr.  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #441 - Quinn Property, Lot 3  
Hilton Avenue  
Zoning Advisory Committee Meeting of May 23, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

**Environmental Impact Review**

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Development of the property must comply with Article X, Forest Conservation Act.

**Development Coordination**

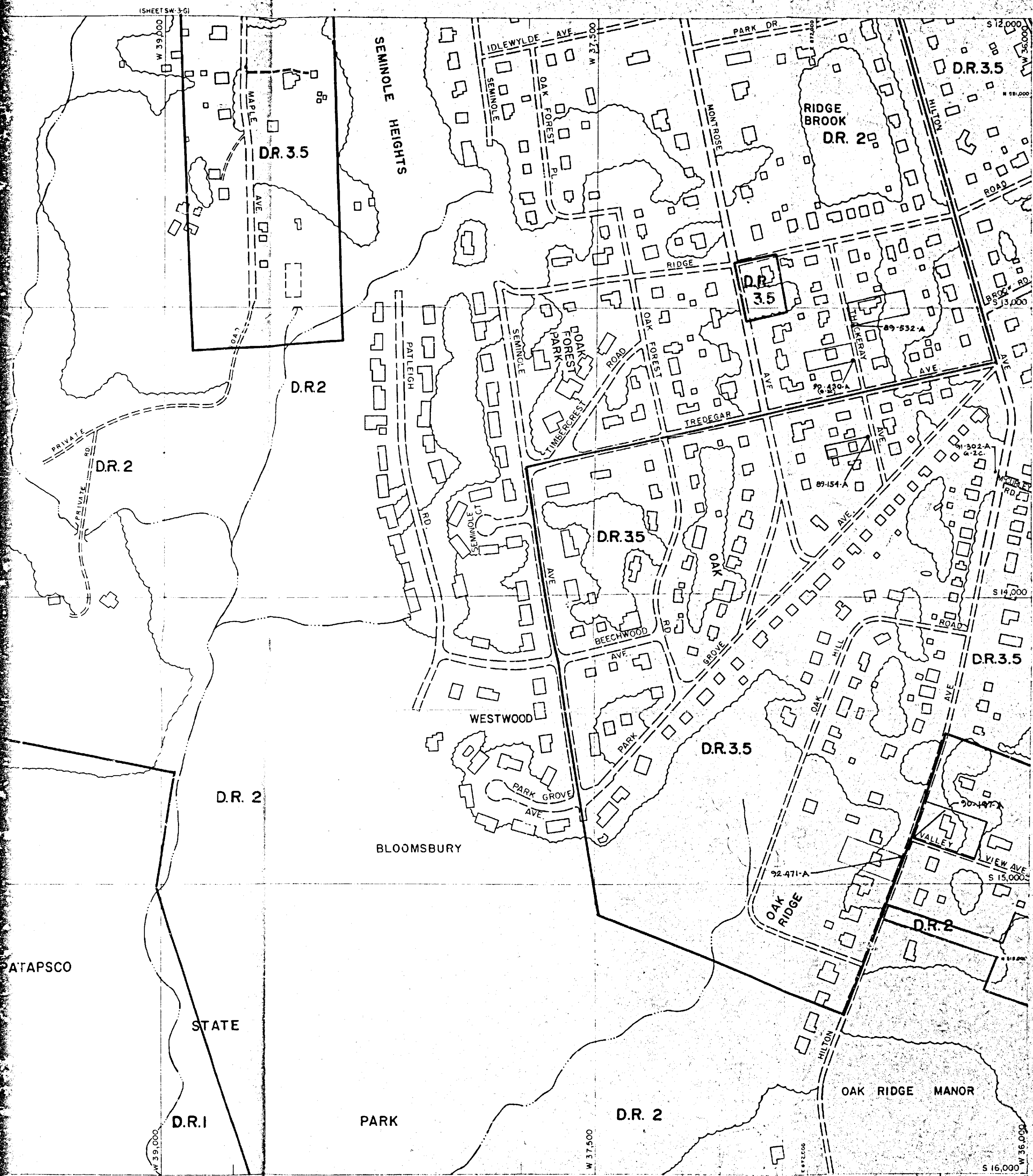
See the attached minor subdivision comments dated 3/2/94, which still apply.

JLP:MK:sp

Attachment

QUINN/DEPRM/TXTSBP





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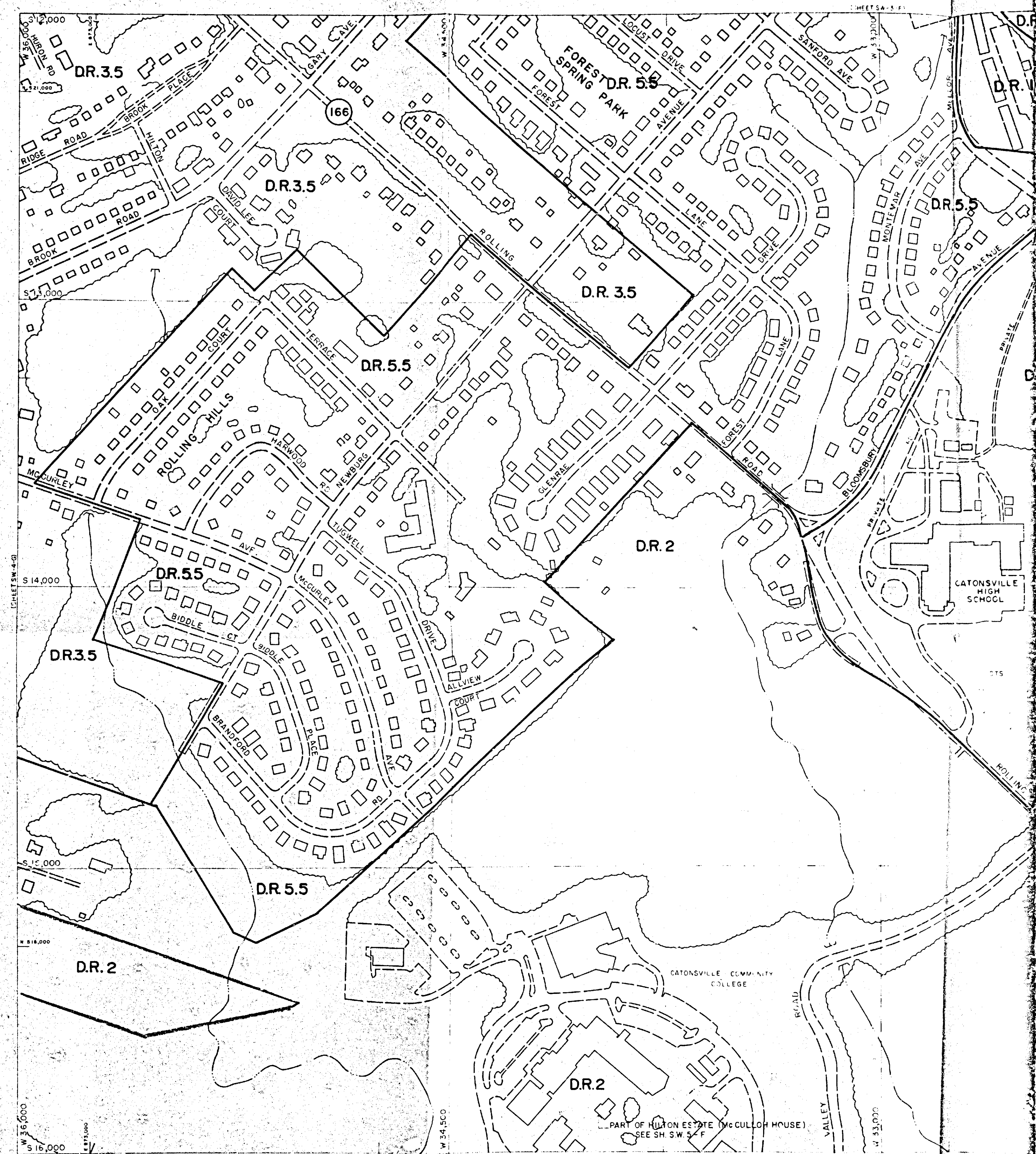
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*William A. Howard IV*  
Baltimore County Council

SCALE  
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PHOTOGRAPHY  
JANUARY  
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LOCATION  
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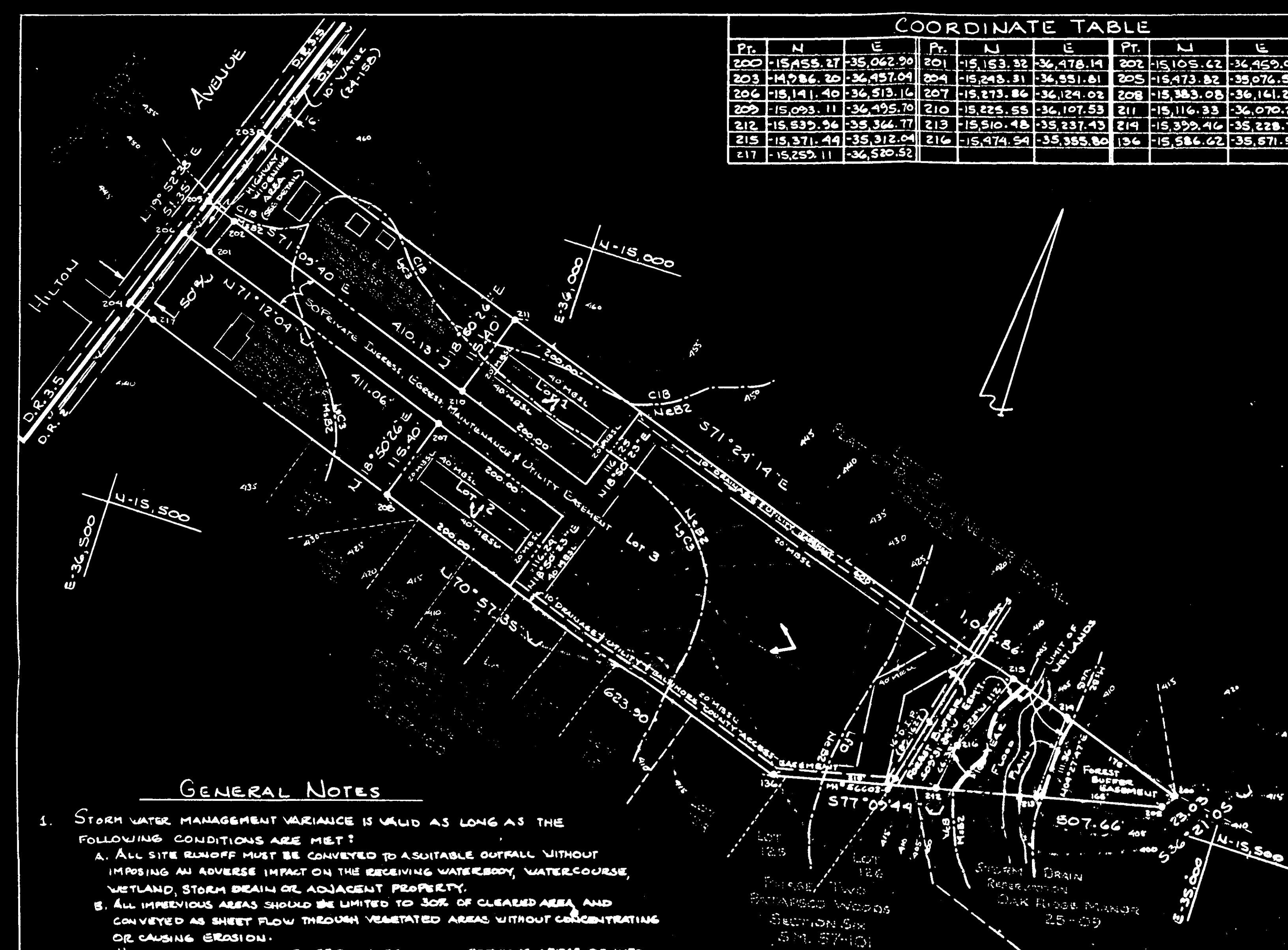
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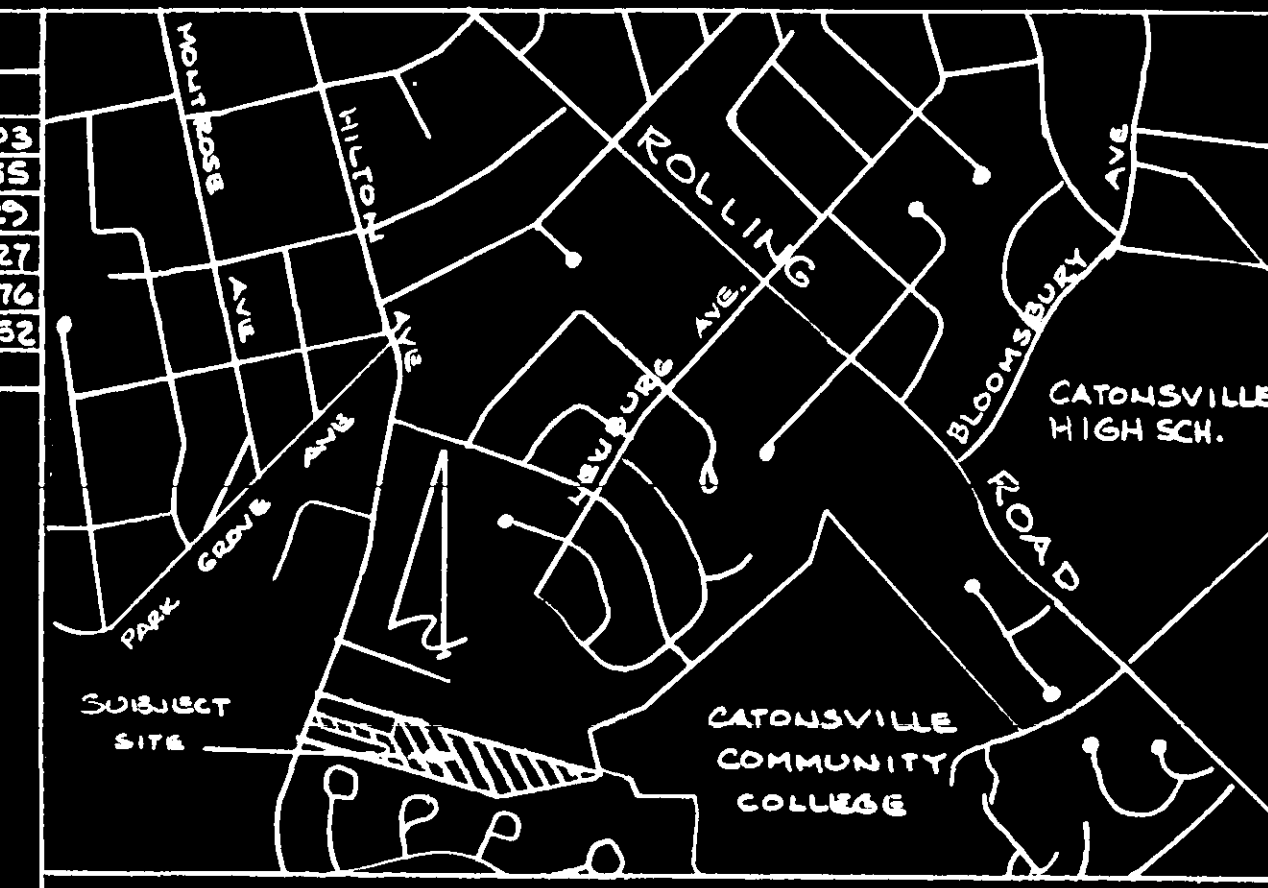
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BY BUCHART-HORN, INC., BALTIMORE, MD. 21210

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PETITIONER'S EXHIBIT No. 1

94-456-SA



Plan Prepared By:  
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(410) 444-8018

BALTIMORE COUNTY MINOR SUBDIVISION Project No.	
DEVELOPMENT REGULATIONS <input type="checkbox"/> Exempt from Division 2 <input type="checkbox"/> Partially exempt from Sections 26-202 & 26-206	
ZADM CERTIFICATION <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	
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FOR  
ILA G. QUINN PROPERTY  
1<sup>ST</sup> ELECTION DISTRICT  
BALTIMORE CO., MARYLAND  
SCALE: 1" = 100' DATE: 5-12-94

#441

SEW:slb  
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JABLON.1/TXTHSBC

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 117 Date of Posting: 6/2/94  
Posted for: Ida G. Quinn  
Petitioner: Ida G. Quinn  
Location of property: Lot 3 Hilton Ave. Catonsville, Md.  
Location of Sign: Along Hilton Ave. property being zoned  
Remarks:  
Posted by: Arnold Jablon Date of return: 6/14/94  
Number of Signs: 1

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THE JEFFERSONIAN,  
A. Henrichsen  
LEGAL AD. - TOWSON

Baltimore County Government  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date: 5/13/94 Account: R-001-6150  
Number:  
Taken by: Ida G. Quinn  
Item Number: 441  
Ida Quinn - Lot 3 Hilton Ave.  
C/O - 2nd (Spec) Variance - 3 lots (B5000) - \$ 150.00  
C/O - 1st (Spec) Variance - 3 lots (B5000) - \$ 150.00  
Total \$ 150.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
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ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 441

Petitioner: Ida G. Quinn

Location: Lot 3 Hilton Ave. (2.41 Acre) southwest of Valley View Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ida G. Quinn

ADDRESS: 10 Payson Avenue

Catonsville, MD 21228

\* PHONE NUMBER: (410) 788-0438

MUST BE SUPPLIED

TO: PUTNEY PUBLISHING COMPANY  
May 26, 1994 Issue - Jeffersonian

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ZONING COMMISSIONER FOR BALTIMORE COUNTY

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1st Election District - 1st Councilmanic  
Legal Owner(s): Ida G. Quinn  
HEARING: WEDNESDAY, JUNE 22, 1994 at 2:00 p.m. Rm. 118 Old Courthouse.

Special Variance to permit three building lots in a school moratorium area.

Arnold Jablon  
Director

cc: Ida G. Quinn

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 13, 1994

Ms. Ida G. Quinn  
10 Payson Avenue  
Catonsville, Maryland 21228

RE: Case No. 94-456-A, Item No. 441  
Petitioner: Ida G. Quinn  
Petition for Variance

Dear Ms. Quinn:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 13, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: June 2, 1994

SUBJECT: Lot 3 Hilton Avenue

**INFORMATION:**

Item Number: 441

Petitioner: Ida G. Quinn

Property Size: \_\_\_\_\_

Zoning: D.R. 2

Requested Action: \_\_\_\_\_

Hearing Date: 6/22

**SUMMARY OF RECOMMENDATIONS:**

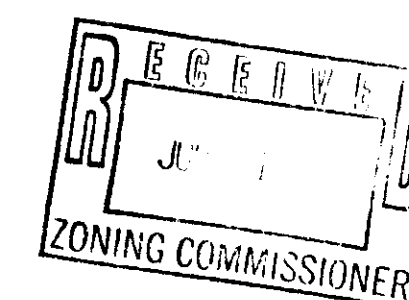
As stated in an inter-office memorandum dated March 1, 1994, it remains the position of this office that the development review process is the most appropriate means to analyze the subject request (see attached).

Prepared by: Pat Keller

Division Chief: Pat Keller

PK/JLW

Attachment



94-456  
STEVE WEBER - TRAFFIC  
Said A.I. wanted him to make comments to Rev. Petition & make comments so far he has not received my into Petition or plan to review sent

ZAC. 441/PZONE/ZAC1

Pg. 1

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

June 10, 1994

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson, Jr.  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #441 - Quinn Property, Lot 3  
Hilton Avenue  
Zoning Advisory Committee Meeting of May 23, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

**Environmental Impact Review**

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Development of the property must comply with Article X, Forest Conservation Act.

**Development Coordination**

See the attached minor subdivision comments dated 3/2/94, which still apply.

JLP:MK:sp

Attachment

QUINN/DEPRM/TXTSBP

IN RE: PETITION FOR SPECIAL VARIANCE \* BEFORE THE  
E/S Hilton Avenue, 241 ft. SW \* ZONING COMMISSIONER  
of c/v Valley View Avenue \*  
Lot 3, Hilton Avenue \*  
1st Election District \* OF BALTIMORE COUNTY  
1st Councilmanic District \*  
Ila G. Quinn \* Case No. 94-456-SA  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Special Variance for the property known as lot No. 3, located adjacent to 609 Hilton Avenue in the Catonsville section of Baltimore County. The Petitioner seeks special variance relief pursuant to Sections 4A02.4.D. and 4A02.4.E. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three building lots in a traffic moratorium area. The subject property and proposed relief are all more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Variance.

Appearing at the requisite public hearing was the Petitioner/property owner, Ila G. Quinn. Also present was Joseph W. McGraw, Jr., the professional land surveyor who prepared the plan. Mr. McGraw is a principal in J.S.T. Engineering Co., Inc. The Petitioner was represented by Marvin I. Singer, Esquire. Also appearing at the hearing was Frank Weiskopf, the Petitioner's ex-husband and owner of the property known as 609 South Hilton Avenue, as well as Stephen E. Weber, Chief of the Division of Traffic Engineering for Baltimore County.

Testimony and evidence presented was that the subject property is known as lot No. 3 and abuts Hilton Avenue in Catonsville, not far from the Catonsville Community College campus. Originally, the lot was part of a larger tract owned by the aforementioned Mr. Weiskopf and Ms. Quinn. However, apparently as a result of their divorce settlement, the property

was subdivided in 1985. At that time, three lots were created. The first is improved with a single family dwelling which is owned and occupied by Mr. Weiskopf. That lot immediately abuts Hilton Avenue and is approximately 115 ft. wide and 412 ft. deep. The second lot created is also improved by a single family dwelling. It is owned and occupied by Edward G. and Valerie A. Molinaro. That lot is similar in dimension to the Weiskopf property. Specifically, it was also 115 ft. wide and approximately 410 ft. deep. Between the Weiskopf and Molinaro lots is a 50 ft. wide easement area which leads from Hilton Avenue in the front of the property towards the rear of the site. The extreme rear of the site is occupied by a flood plain area and a forest buffer easement. This tract, which was retained by Ms. Quinn as a part of the divorce settlement, was designated in the 1985 subdivision as lot No. 3. It is 6.0188 acres in area and is zoned D.R.2.

Mr. McGraw explained that Ms. Quinn has decided to subdivide lot No. 3 into additional lots. Three additional lots are proposed so that there will be a total of five lots within the confines of the original tract. New lots 1 and 2 are shown on the plan and will be located behind the Molinaro and Weiskopf properties respectively. Lot 3 will be the balance of the tract.

As to the Petition for Special Variance, the property is located approximately two-thirds of a mile from the intersection of Rolling Road and Valley Road. The traffic at this intersection is regulated by a traffic signal which is graded at level of service "F" under the present Basic Services Transportation Map. Thus, the Petition for Special Variance is necessary to allow the three lot subdivision now proposed by Ms. Quinn.

Mr. Weber testified and offered his department's opinion on the requested variance. His written comments summarizing his oral testimony

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were accepted as Petitioner's Exhibit No. 2. He noted that the County Council in 1979 specifically exempted any development application from the transportation restrictions if a residential development of no more than three dwelling units were recorded on lots of record, or were established on lots of record as of the effective date of the bill. Thus, he opined that the three lots created from the original subdivision are exempted. Thus, in his view, traffic impact should only be considered based upon two more lots, in that three of the five total lots are exempted. The total additional trips generated by two extra dwelling units during the peak hour would 1.7 trips. Mr. Weber also noted that Rolling Road and Valley Road operated at capacity during the afternoon peak and handled 2,940 vehicles during the peak hour. Thus, the additional traffic to be generated from the proposed subdivision is negligible and insignificant. Mr. Weber characterized the additional affect of this additional traffic as minute. I agree.

Also, Mr. Weber noted that certain changes are proposed for Rolling Road near that roadway's frontage with the Catonsville Community College campus. Specifically, plans are in the works to prohibit left turns from Rolling Road into the college campus. These plans are to be implemented by the beginning of the Fall semester at the college in August of 1994. In Mr. Weber's view, this will ease traffic congestion in the area and should improve the level of service at the failing intersection of Rolling Road and Valley Road. Lastly, he pointed out that it was anticipated that much of the minimal traffic generated from the subject site will not pass through this affected intersection. Potential homeowners on the subject property may not use Rolling Road on their way to the Catonsville Town Center or the Baltimore Beltway.

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Based upon the overwhelming weight of testimony offered, I am persuaded that the Petition for Special Variance should be granted. It is clear that the effect of this proposed subdivision on the failing traffic intersection will be minute. Moreover, the intersection may be upgraded based upon the anticipated changes to the current traffic patterns. Particularly in view of Mr. Weber's testimony, it is clear that the Petitioner has satisfied the requirements for a special variance as contained in Section 4A02.4.F of the B.C.Z.R. Thus, the Petition for Special Variance should be granted.

Lastly, it is to be noted that the anticipated subdivision will be permitted only after it proceeds through the development regulations codified in Article 26 of the Baltimore County Code. Mr. McGraw confirmed that the site is not eligible for any exemption from that process. Moreover, as the Office of Planning and Zoning noted in their Zoning Plans Advisory Committee (ZAC) comment, additional consideration can be given at that time to any adverse traffic impact which might be created.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of June, 1994 that a special variance from Sections 4A02.4.D. and 4.A.02.4.E. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three building lots in a traffic moratorium area, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for

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returning, said property to its original condition.

2. The relief granted herein is conditioned upon the Petitioner obtaining development plan approval of the proposed subdivision and there shall be no exemption from that process.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mm

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 28, 1994

Marvin I. Singer, Esquire  
343 N. Charles Street  
Baltimore, Maryland 21201

RE: Petition for Special Variance  
Case No. 94-456-SA  
Ila G. Quinn, Petitioner

Dear Mr. Singer:

Enclosed please find the decision rendered on the above captioned case. The Petition for Special Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm  
att.

cc: Ms. Ila G. Quinn  
Mr. Frank Weiskopf  
Mr. Joseph McGraw, J.S.T. Engineering Co., Inc.

Post-It brand fax transmittal memo 7671	
To	From
CO	CO
Dept	Phone #
Fax #	Fax #

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Petition for Variance  
to the Zoning Commissioner of Baltimore County

for the property located at Lot 3 Hilton Avenue, Catonsville, MD

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 4A02.4.D. and 4A02.4.E. to permit three building lots in a traffic moratorium area. The current traffic moratorium has rendered this six acre lot unusable as zoned.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

2001-0458  
Catonsville, MD 21226

ESTIMATED LENGTH OF MEASUREMENT  
100'

REVIEWED BY: DATE: 6/28/94

Quinn Property-1ST Election District, Baltimore County, Maryland.

DESCRIPTION

Beginning in the center of Hilton Avenue, 241 +/- feet southwest of Valley View Avenue. Thence running 1.) South 71 degrees 09 minutes 40 seconds East 410.13 feet, 2.) North 18 degrees 50 minutes 26 seconds East 115.40, 3.) South 71 degrees 24 minutes 14 seconds East 1,062.86 feet, 4.) South 36 degrees 21 minutes 05 seconds West 23.03 feet, 5.) South 77 degrees 09 minutes 44 seconds West 507.66 feet, 6.) North 70 degrees 57 minutes East 115.40 feet, 7.) North 18 degrees 50 minutes 26 seconds West 411.06 feet to the centerline of Hilton Avenue. Thence binding thereon, 9.) North 19 degrees 52 minutes 38 seconds East 51.35 feet to the place of beginning. Containing 6.0634 +/- Acres of Land.

94-456-SA



#441